

EXISTING LAND USE AND ANALYSIS .

As suggested in the Introduction of the Maiden Population and Economic Study, analysis of the present land use is a basic step in making a future land use plan for the planning area. This existing use of land naturally has much to do with such questions concerning the future of the area as "How, or in what direction is the town to grow? How much land should be planned for this use or that use? What problems exist in present development and how can these problems be corrected or prevented from occurring in future growth?" -- and so on. These and other points will be covered in the following topics: (1) Land Use Quantities, (2) Land Use Patterns, (3) Land Use Problems, (4) Housing Conditions, (5) The Street System, and (6) Future Land Use Projections.

LAND USE QUANTITIES

Table 8 gives a quick look at the overall use of land in the planning area in late 1968 when a "windshield survey" of existing land use was taken.* A graphic view is given on Map 4.

Only about 16% of the planning area acreage of 7,622 acres is developed -- that is, being used for such "urban" uses as residences, commercial and industrial activities, streets and even park and recreation uses. Quite naturally, the largest percentage of this development land is within the town limits of Maiden where some 52% of the land is developed and 48% is

*The survey was completed by Division of Community Planning staff members, at which time all land uses were mapped by travelling the streets in the entire town and fringe areas and recording each use on a base map.